Development Services

Zoning Map,
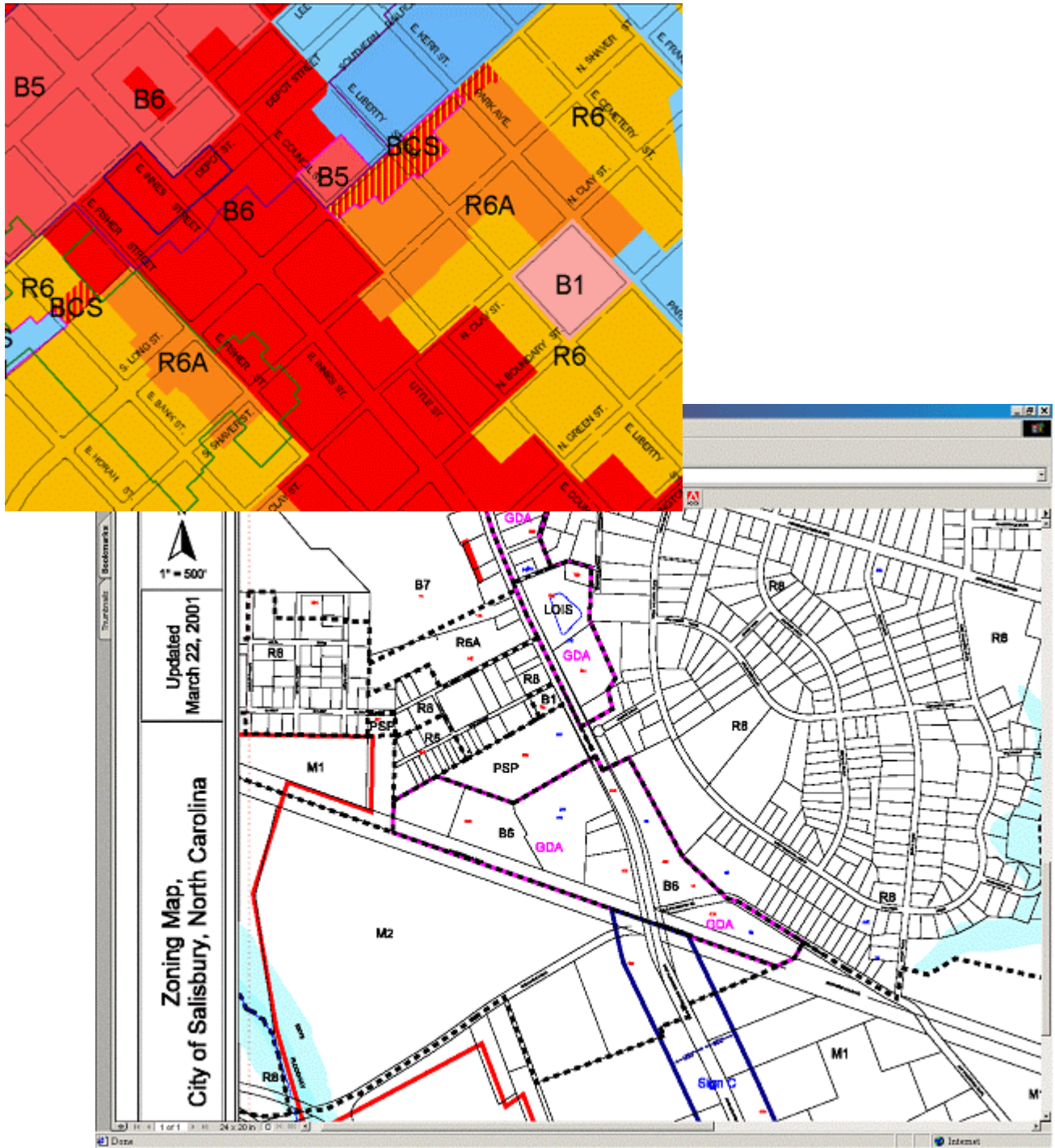City of Salisbury, North Carolina

Updated
March 22, 2001

1" = 500'

Purpose

To provide citizens, builders and developers a centralized source of information, permit services, code enforcement, zoning and special district boards support through a Development Services Center.

GIS Uses

The Development Services Division of the Land Management & Development Department provides citizens, builders, and developers a centralized source of information for permits services, code enforcement, zoning, and special district boards. This division is responsible for issuing permits for certificates of appropriateness, certificates of occupancy, driveways, new construction, sewer connections, signs, water connections, and Zoning Board of Adjustment applications.

With a commitment to accurate information about the above-mentioned services, this division could benefit greatly from a GIS system integrated into their existing databases. Although some revisions to existing database structure may have to be made, this integration of GIS would enhance existing tabular data by giving it a spatial component. The majority of the information related to the issuance of such permits is geographic in nature – providing a map element as well as tabular data for staff to use as well as for the public to see would be a great benefit.

As data is entered regarding new permits, staff would be empowered with the ability to provide a geographic representation of residential and commercial growth, development, and

reinvestment trends throughout the City. Monthly reports to the North Carolina Department of

Labor regarding private building permits issued could be completed efficiently as well. Another

benefit would be recognized in completion of paperwork regarding the decennial census – new

construction, demolitions, etc. could easily be identified and submitted to the US Census

Bureau.

Data Development

An efficient permitting process based upon GIS data must have timely and accurate data as its

base. The following data layers have been identified as necessary for use by Development

Services:

Layer Name	Use	Status
Addresses	Tie City-assigned addresses to County tax map and parcel numbers	In progress
Billboards	Identify locations of compliant/non-compliant billboards	Complete (in CAD)
City ETJ boundary	Identify properties within City ETJ	Complete
City limit boundary	Identify properties within City limits; reference	Complete
Historic district boundaries	Identify properties within local and national historic districts	Complete
Institutions	Reference	Complete (in CAD)
Orthophotography	Reference	Current photos date to 1983; new flight scheduled winter of 2001-2002
Parcels	Tax map and parcel number matching; reference	County in process of acquiring data from vendor, ASI
Parks	Reference	Complete
Redevelopment Areas	Identify properties within targeted redevelopment areas	Not started
Signs	Identify locations of compliant/non-compliant signs, complete with pictures	Not started
Streets	Address matching	Currently use County file; see Engineering for City file status

Subdivisions	Identify properties according to subdivision location; reference	Not started
Townships	Identify properties according to township location; reference	Not started
Zoning	Identify zoning for properties	Complete

Goals

1. Develop data layers as identified in the *Data Development* section.

2. Maintain an accurate database/data layer of addresses by tax map and parcel number for address assignments by the City.

3. Revise existing database(s) for zoning permits in order to...

   - Provide a web-based application for data input/permit printing

   - Standardize addresses for geocoding

   - Generate monthly *Report of Private Building Permits Issued* as required by the North Carolina Department of Labor

4. Geocode zoning permit data in order to provide data quickly and easily through web-based application.